



తెలంగాణ రాజ పత్రము  
**THE TELANGANA GAZETTE**  
**PART - I EXTRAORDINARY**  
**PUBLISHED BY AUTHORITY**

No. 284 ]

HYDERABAD, FRIDAY, DECEMBER 30, 2022.

**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT**  
**(PLG.I(1))**

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI URBAN USE TO MANUFACTURING USE IN KALLAKAL (V), MANOHARABAD (M), MEDAK DISTRICT - CONFIRMATION.

*[G.O.Ms. No. 237, Municipal Administration & Urban Development (Plg.I(1)), 15<sup>th</sup> December, 2022.]*

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O.Ms.No. 33, MA, dt. 24.01.2013, as required by sub-section (1) of the said section.

**VARIATION**

The site in Sy.Nos.289/AA/5/1, 289/AA/8, 289/AA/9, 288/6/AA, 289/7/AA, 288/E/1, 288/5/B, 287/A of Kallakal (V), Manoharabad (M), Medak District to an extent of 39902.82 Sq. Mts., which is presently earmarked for Peri urban use in the MDP-2031 notified vide G.O.Ms.No. 33, MA, dt. 24.01.2013 is now designated as Manufacturing use for setting up unit for Manufacture of MS Billets, MS Skelp, MS Pipe, Scaffolding, Galvanized Strips or Coils, Cold Rolled Strips or Coils under Orange category, **subject to the following conditions:**

- A full-fledged, functional STP / ETP is established as per PCB norms. The ETP should be part of project & to be build prior to commissioning & 'Zero Liquid Disposal' Category norms to be implemented.
- The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012 and G.O.Ms.No.33, MA, dt.24.01.2013, and their subsequent amendments.
- The applicant has to handover road affected area under 75.00 Mts. wide notified Master Plan road as per MDP-2031 to an extent of 261.19 Sq. Mts. to the concerned local body by way of registered gift deed at free of cost before release of building plans from HMDA.

- d) The applicant has to leave 3.00 mtrs. Green buffer strip all along the site in order to segregate industrial activity from the other use activities.
- e) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- f) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from government and the application shall be revoked if the conditions are not followed by the applicant.
- g) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- h) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- i) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan road area, if any, covered within the applicant site.
- j) CLU shall not be used as proof of any title of the land.
- k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- l) The change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

#### **SCHEDULE OF BOUNDARIES**

North	:	Sy.Nos. 289(P), 288(P), 284(P), 287(P) of Kallakal (V)
South	:	Sy.Nos. 289(P), 291(P) of Kallakal (V)
East	:	Sy.Nos. 287(P), 292(P), 289(P) of Kallakal (V)
West	:	Sy.Nos. 288(P), 289(P), of Kallakal (V), Existing 33.50 Mts wide BT road (Proposed 75.00 Mts).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN TURKAPALLE (V), SHAMIRPET (M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

***[G.O.Ms. No. 239, Municipal Administration & Urban Development (Plg.I(1)), 15<sup>th</sup> December, 2022.]***

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan (MDP) 2031 issued vide G.O.Ms.No. 33, MA, dt. 24.01.2013, as required by sub-section (1) of the said section.

#### **VARIATION**

The site in Sy.No.47/P of Turkapalle (V), Shamirpet (M), Medchal-Malkajgiri District to an extent of 16286.44 Sq. Mts., with road Offected area 240.24 Sq. Mts. and the net site area is 16046.20 Sq.mts. which is presently earmarked for Conservation use in the Notified Master Plan MDP-2031 approved vide G.O.Ms.No. 33, MA &UD, dt: 24.01.2013, is now designated as Residential use, subject to compliance of G.O.Ms.No. 106, MA, Dated: 06.07.2020 and also **subject to the following conditions:**

- 1) The applicant shall comply the conditions laid down in G.O.Ms.No. 168, MA, Dt: 07.04.2012.
- 2) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- 3) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- 4) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.

- 5) CLU shall not be used as proof of any title of the land.
- 6) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- 7) The change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- 8) The applicant shall handover road affected area under 9 mtrs. Proposed road to the local body with registered gift deed at free of cost.
- 9) The LT lines shall be realigned at the time of applying for development permission.
- 10) If any existing NALA passing through the site under reference, should not be disturbed.
- 11) The applicant shall obtain necessary NOC's as required at the time of obtaining development permission.

#### **SCHEDULE OF BOUNDARIES**

- North : Neighbours land in Sy.No. 46 of Turkapalle (V).  
 South : 30 feet wide CC road.  
 East : Existing 15 feet kutchra road in Sy.No.67 of Turkapalle (V).  
 West : Existing layout.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RECREATION / OPEN SPACE TO RESIDENTIAL USE OF BOWRAMPET (V), DUNDIGAL-GANDIMAISAMMA (M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

***[G.O.Ms. No. 256, Municipal Administration & Urban Development (Plg.I(1)), 22<sup>nd</sup> December, 2022.]***

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified master plan (MDP) 2031 issued vide G.O.Ms.No. 33, MA, dt. 24.01.2013, as required by sub-section (1) of the said Section.

#### **VARIATION**

The site in Plot Nos. 4, 5, 6 & 8 in Sy.Nos. 261 & 262 of Bowrampet (V), Dundigal-Gandimaisamma (M), Medchal-Malkajgiri District to an extent of 4,799.71 Sq. Mts, which is presently earmarked for Recreation / Open space use in the notified Revised Master Plan-2021 of Shambhupur zone segment vide G.O.Ms.No.288, MA, dt: 03.04.2008, is now designated as Residential use, **subject to the following conditions:**

- a) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- b) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- c) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- d) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- e) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- f) After demolition of the existing building, clearances if any required from Urban Land Ceiling Authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.

- h) The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc, and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- i) The change of land use shall not be used as the proof of any title of the land.
- j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.
- k) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) The applicant shall handover road affected area to local body at the time of developments in the proposed site.

#### **SCHEDULE OF BOUNDARIES**

- North : 60 feet Wide BT road in Sy.No: 261 of Bowrampet (V).
- South : Forest land in Sy.No: 428 of Bowrampet (V).
- East : Plot Nos. 2 and 3 in Sy.No. 261 (proposed 60 mts. wide master plan road).
- West : Vacant land in Sy.No.366 of Bowrampet (V).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO MANUFACTURING USE IN BASWAPUR (V), MULUGU (M), SIDDIPET DISTRICT - CONFIRMATION.

***[G.O.Ms. No. 230, Municipal Administration & Urban Development (Plg.I(1)), 8<sup>th</sup> December, 2022.]***

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O.Ms.No. 33, MA, dt. 24.01.2013, as required by sub-section (1) of the said section.

#### **VARIATION**

The site in Sy.No.14(Part) of Baswapur (V), Mulugu (M), Siddipet District to an extent of 24788.92 Sq. Mts., which is presently earmarked for Conservation use in the MDP-2031 notified vide G.O.Ms.No.33, MA, dt: 24.01.2013, is now designated as Manufacturing use for setting up of unit of manufacturing of soft Biscuits & Hard Biscuits under Orange category, **subject to the following conditions:**

- a) A full-fledged, functional STP / ETP is established as per PCB norms. The ETP should be part of project & to be build prior to commissioning & 'Zero Liquid Disposal' Category norms to be implimented.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, MA, dt:07.04.2012 and G.O.Ms.No.33, MA, dt.24.01.2013 and their subsequent amendments.
- c) The applicant has to handover road affected portions to an extent of 756.86 Sq. Mtrs. to the concerned local body by way of registered gift deed at free of cost before release of building plans from HMDA.
- d) The applicant has to leave 3.00 mtrs. Green buffer strip all along the site in order to segregate industrial activity from the other use activities.
- e) The change land use is exclusively for purpose of Industry use. If any violation, the change of land use will be revoked.
- f) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from government and the application shall be revoked if the conditions are not followed by the applicant.
- g) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.

- h) The applicant shall form BT surface road before coming for Occupancy Certificate from HMDA.
- i) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- j) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan road area, if any, covered within the applicant site.
- k) CLU shall not be used as proof of any title of the land.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) The change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

**SCHEDULE OF BOUNDARIES**

- North : Sy.No. 14(Part) of Baswapur (V), Existing BT road of width varying from 10.36 Mts to 12.00 Mts. to be widened to 12.00 Mts.
- South : Sy.No. 15(Part) of Baswapur (V)
- East : Sy.Nos. 14(Part) & 19(Part) of Baswapur (V), Existing 7.00 Mts. wide Kaccha road to be widened to 12.00 Mts.
- West : Sy.No. 14(Part), of Baswapur (V).

**ARVIND KUMAR,**  
*Special Chief Secretary to Government.*

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